THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite A203** **Nashville, Tennessee 37215** **CRT File No. 13060124**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. Affiant Subscribed and sworn to before me, this 28th day of June, 2013. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20130056153 DEEDWARR
Recvd: 07/02/13 10:47 2 pgs
Fees:13.00 Taxes:1221.00
20130702-0068158

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 25, 2016

WARRANTY DEED

Address New Owner: Ashley Osman 916 Falling Water Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126 16 0 A 486.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John G. Krenson and Carrie L. Krenson, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ~~**Ashley Osman**~~, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Michael P. Osman and Ashley E. Osman, husband and wife,

Land in Davidson County, Tennessee, being Lot 165, RIVERWALK, PHASE 2D, as shown on plat of record in Instrument No. 20041020-0126324 and Surveyors Certificate of Correction to Final Plat of Riverwalk Subdivision, Phase 2D recorded at Instrument No. 20041109-0135316, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John G. Krenson and wife, Carrie L. Krenson by Warranty Deed from The Jones Company of Tennessee, L.L.C., recorded on the 28th day of December, 2005 in Instrument No. 20051228-0155099, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF NEWSOM LAND, as recorded in Plat Book 1, Page(s) 25 and in Plat Book 1, Page 121.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWALK, PHASE 2D, as recorded in Instrument No. 20041020-0126324 and Surveyors Certificate of Correction to Final Plat of Riverwalk Subdivision, Phase 2D.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20011105-0121083, as amended of record in Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214.

Charter of Homeowners' Association recorded at Instrument No. 20020425-0051371.

Charter Right of Way for CSX Transportation Railroad.

Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for said County.

Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County and Judgment of record in Book 4226, Page 715, Register's Office for said County.

Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, Register's Office for said County. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315, 318 and 324, Register's Office for said County. Quitclaim Deed conveying Open Space and Common Areas to Homeowners' Association recorded at Instrument No. 20071220-0145869, Register's Office for said County.

Declaration of Road & Utilities Access Easement recorded at Instrument No. 20010706-0072536, Register's Office for said County.

Stormwater Detention Agreement recorded at Instrument No. 20010919-0101279, Register's Office for said County.

Landscape Agreement recorded at Instrument No. 20010919-0101280, Register's Office for said County.

Storm Water Detention Agreement recorded at Instrument No. 20021119-0143687, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Utilities Easement recorded at Instrument No. 20021125-0145984, Register' Office for Davidson County, Tennessee.

This is improved property located at 916 Falling Water Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2013.

John G. Krenson

Carrie L. Krenson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John G. Krenson and Carrie L. Krenson, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014